157.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	734,500 / 734,500
					USE VALUE:	734,500 / 734,500
					ASSESSED:	734,500 / 734,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
231		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCOTT RICHARD D & SUMI
Owner 2:	
Owner 3:	
Street 1:	231 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1910, having primarily Wood Shingle Exterior and 2929 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	287,700	5,800	441,000	734,500
Total Card	0.161	287,700	5,800	441,000	734,500
Total Parcel	0.161	287,700	5,800	441,000	734,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 250.81 /Parcel: 250.81

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 104773

GIS Ref

GIS Ref

Insp Date 07/27/18

!12319!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	287,700	5800	7,000.	441,000	734,500		Year end	12/23/2021
2021	101	FV	265,400	5800	7,000.	441,000	712,200		Year End Roll	12/10/2020
2020	101	FV	265,100	5800	7,000.	441,000	711,900	711,900	Year End Roll	12/18/2019
2019	101	FV	243,200	5800	7,000.	441,000	690,000	690,000	Year End Roll	1/3/2019
2018	101	FV	302,600	5800	7,000.	371,700	680,100	680,100	Year End Roll	12/20/2017
2017	101	FV	302,600	5800	7,000.	340,200	648,600	648,600	Year End Roll	1/3/2017
2016	101	FV	302,600	5800	7,000.	289,800	598,200	598,200	Year End	1/4/2016
2015	101	FV	285,200	5800	7,000.	252,000	543,000	543,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:22:04

LAST REV

Date	Time
08/07/18	14:14:17
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12319

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRANSOSA DOROTH	29666-61		1/15/1999		345,000	No	No	Y	

USER DEFINED

Prior Id # 1:	104773
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2012	1516	Re-Roof	16,575	C				
11/21/2011	1541	New Wind	4,995					
4/30/2010	387	New Wind	19,137					REPLACE 16 WINDOWS
5/18/2006	391	Redo Kit	14,300			G7	GR FY07	
4/7/1999	226	Redo Bat	8,000					REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	Inspected	PH	Patrick H
6/11/2018	MEAS&NOTICE	BS	Barbara S
5/1/2013	Info Fm Prmt	EMK	Ellen K
12/15/2008	Meas/Inspect	372	PATRIOT
6/19/2000	MLS		
5/4/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/3/1999	Measured	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	441,000	Spl Credit		Total:	441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	1 - AB Avg		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.16800690
Const Adj.:	1.07078576
Adj $ / SQ:	125.069
Other Features:	86900
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	417023
Depreciation:	129277
Depreciated Total:	287746

COMMENTS

OF=EX SINK FULL BATH& WHIRLPOOL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1999
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

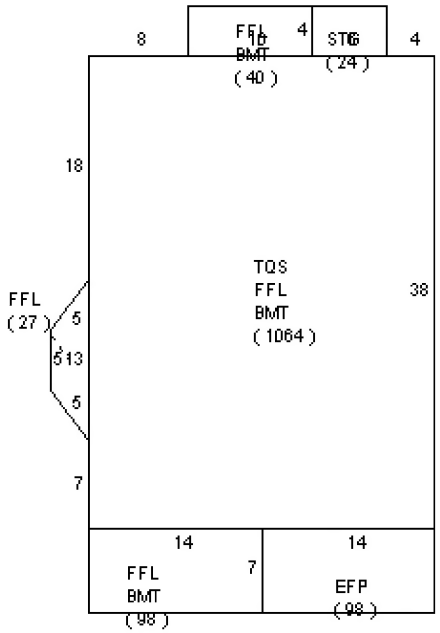
No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	125.07
Special Features:	0	Val/Su Net:	85.85
Final Total:	287700	Val/Su SzAd	141.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,229	125.070	153,709
BMT	Basement	1,202	58.630	70,468
TQS	3/4 Story	798	125.070	99,805
EFP	Enclos Porch	98	58.900	5,772
STG	Storage	24	15.350	368

Net Sketched Area:	3,351			Total:	330,122
Size Ad	2027	Gross Area	3617	FinArea	2929

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X24	A	AV	1910	20.21	T	40	101			5,800			5,800

More:	N	Total Yard Items:	5,800	Total Special Featues:		Total:	5,800